

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 022-12 20 CEDAR LANE MODIFICATION JUNE 13, 2012

## APPLICATION OF ROBIN DONALDSON, 20 CEDAR LANE, APN 015-093-009, E-1 ZONE, GENERAL PLAN DESIGNATION: HILLSIDE LOW DENSITY RESIDENTIAL (MST2012-00185)

The 10,195 square-foot site is currently developed with a one-story single family residence and attached 377 square-foot garage. The discretionary application required for this project is a Modification to enlarge the size of the front door and to install three bay windows within the 30-foot front setback (SBMC §28.15.060 and §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301 (Existing Facilities) and 15305 (Minor Alterations in Land Use Limitations).

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak either in favor or in opposition of the application thereto, and the following exhibits were presented for the record:

- 1. Staff Report with Attachments, June 6, 2012.
- 2. Site Plans
- 3. Correspondence received in support of the project:
  - a. Ann and Arlie Hoenig, Santa Barbara, CA.
- 4. Correspondence received in opposition to the project:
  - a. Paula Westbury, Santa Barbara, CA.

## NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I. Approved the Modification making the findings and determinations that it is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed window and door changes are minor in nature and are not expected to negatively impact the immediate neighborhood.
- II. Said approval is subject to the following condition:
  - A. The hedge along the front property line and along the driveway must comply with SBMC 28.87.170. Applicant must work with Public Works if the hedge is to remain within the public right of way.

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This motion was passed and adopted on the 13<sup>th</sup> day of June, 2012, by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

Kathleen Goo, Commission Secretary

Date

6/14/12

## PLEASE BE ADVISED:

- 1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
- 2. If the scope of work exceeds the extent described in the Modification request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
- 3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
- 4. PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit. The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
- 5. NOTICE OF APPROVAL TIME LIMITS: The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
  - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
  - b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
    - i. an Issuance of a Certificate of Occupancy for the use, or;
    - ii. one (1) year from granting the approval.